

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-99-70  
11-24-99

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **the northwest corner of Decatur Street, S.E. and Cornelia Street, S.E.** be changed from the **I-1 (Light Industrial) and R-4 (Single-Family Residential)** District, to the **C-2 (Commercial Service)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **45 & 20** of the **14<sup>th</sup>** District, Fulton County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 45 and 20 of the 14th District of Fulton County, Georgia containing 0.92 acres and being more particularly described as follows:

Begin at a x chiseled in the concrete sidewalk at the west right-of-way of Cornelia Street (being a 30 foot right-of-way) and the north right-of-way of Decatur Street (being a variable right-of-way) and TRUE POINT OF BEGINNING; thence running along said right-of-way of Decatur Street S66°37'22"W a distance of 79.72 feet to a chiseled x on top of a concrete wall and east side of Haygood Alley; thence running along said alley S65°46'23"W a distance of 31.71 feet to a chiseled x in the concrete sidewalk and west side of Haygood Alley; thence running S65°52'02"W a distance of 84.51 feet to a 1/2" Rebar; thence leaving said right-of-way and running N04°10'41"W a distance of 174.32 feet to a 1/2" Rebar; thence running N04°46'54"W along Cooks Alley a distance of 88.17 feet to a 1/2" Rebar; thence leaving Cooks Alley and running N74°43'44"E a distance of 28.63 feet to a 1/2" Rebar; thence running N72°13'27"E a distance of 66.56 feet to a 1/2" Rebar in the center of Haygood Alley; thence running along the center of Haygood Alley S03°53'44"E a distance of 75.91 feet to a 1/2" Rebar; thence leaving said alley and running N65°06'31"E a distance of 100.00 feet to a 1/2" Pipe on the west right-of-way of Cornelia Street; (being a 30 foot right-of-way); thence running along said right-of-way S04°00'55"E a distance of 177.18 feet to a chiseled x in the concrete sidewalk and TRUE POINT OF BEGINNING.

Z-99-70